



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

March 2, 2015  
1503-PUD-02  
Exhibit 1

**Docket Number:** 1503-PUD-02 (Ordinance No. 15-05)

**Petitioner:** Site Solutions Property Group, LLC

**Request:** A text amendment to modify the number of dwelling units, open space, and amenities standards applicable to the Single-Family District of the Andover North Planned Unit Development (PUD) District.

**Current Zoning:** Andover North PUD District (Ordinance 06-12)

**Current Land Use:** Residential / Agricultural

**Zoning History:**

0506-PUD-02	Original PUD Ordinance (Ordinance 06-12) (05/08/06)
1401-DP-01	Development Plan (02/18/14)
1401-SPP-01	Primary Plat (02/18/14)
1406-SFP-19	Secondary Plat (Section 1) (01/20/15)
1503-SFP-08	Secondary Plat (Section 2) (pending)

**Exhibits:**

1. Staff Report
2. Zoning District Map
3. PUD Ordinance Excerpts
4. Amendment Ordinance

**Staff Reviewer:** Pam Howard, Associate Planner

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### **PETITION HISTORY**

This petition was introduced at the February 9, 2015, City Council meeting. The petition will receive a public hearing at the March 2, 2015, Advisory Plan Commission (the "APC") meeting.

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### **PROCEDURAL**

#### **Public Hearing:**

Amendments to a Planned Unit Development District are required to be considered at a public hearing by the APC. The public hearing for this petition is scheduled for the March 2, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law. The onsite notice requirement was not met as outlined in the APC's Rules of Procedure. The signs were posted on the property four days late providing only six days of notice. The Petitioner is asking that the APC allow the hearing to remain open until March 16, 2015 when the petition will be considered for approval.

#### **Statutory Considerations:**

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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## **PROJECT OVERVIEW**

**Project Location:** The Petitioner is requesting an amendment to the Andover North PUD (the “PUD Ordinance”) for the west section of the Andover North PUD District, which is located at the northwest corner of 186<sup>th</sup> Street and Moontown Road (the “Property”) (see **Exhibit 2**).

**Amendment Request:** The Petitioner is requesting an amendment to the number of dwelling units, landscaping, and amenities standards applicable to the Property, as further described below.

1. **Number of Dwelling Units:** The PUD Ordinance currently allows for a maximum of 240 total lots consisting of four product types each of which have separate unit number requirements. Product Types “K-1” and “K-2” have a minimum development requirement of 25 and 40 lots respectively. Product Types “L” and “M” have a maximum development requirement of 105 and 100 lots respectively. Product Type “M” consists of single family attached residences, while the others consist of single family detached residences of varying lot sizes. (See PUD Ordinance excerpts at **Exhibit 3**).
  - a) **Changes to Number of Units for Product Types “L” and “M”:** Since the adoption of the PUD Ordinance, other developments have attempted to develop single family attached residences within the City. The market has not absorbed these as anticipated showing a lack of demand in our area. Because of this, the amendment proposes allowing the number of Product Type “L” lots to be increased to 150 if Product Type “M” is not developed. The total number of lots would be decreased to 220 in this case.
  - b) **Changes to Number of Units for Product Types “K-1” and “K-2”:** The proposed amendment also allows for any “K-1” lots developed in excess of 25 to be applied to the minimum number of “K-2” lots, so long as a minimum of 65 “K-1” and “K-2” lots are developed.
2. **Landscaping:** The PUD Ordinance currently requires 30% of the Real Estate to be Open Space. The proposed amendment specifies that 30% of the residential Real Estate should be Open Space. The landscaping standards of the PUD Ordinance deferred anything not listed as an exception to the standards in Section 16.06 of the Zoning Ordinance as they were in force on the date of the PUD filing. Since the adoption of the PUD, the City has adopted the Unified Development Ordinance (UDO) which includes updated landscaping standards. The proposed amendment requires the area included in the amendment to adhere to the new standards in Chapter 6.8 of the UDO.
3. **Amenities:** The PUD Ordinance includes two types of amenities, some that are to be provided and some that may be substituted if approved by the Director. The required amenities include Dedicated Open Space of Park (minimum 5,000sf); Trail; Trail Staging Area, including benches and trail map; and Clubhouse. The substitutable amenities include Playground (minimum 4,000sf); Basketball court; Picnic area; Secondary Playground, or “Tot Lot” (minimum 1,500sf); Soccer field; Softball diamond; Vistas; and A total of six pocket parks (minimum 2,000sf).

- a) Changes to the Dedicated Open Space Requirement: The proposed amendment allows the existing wooded area to be a part of the 5,000sf of dedicated Open Space.
- b) Changes to the Clubhouse Requirement: Since the adoption of the PUD Ordinance other neighborhoods have developed with a clubhouse included as an amenity. In the instances where the clubhouse has not been a part of another amenity such as a pool, they have been underutilized and become a liability of the HOA. Because of this, the amendment proposes eliminating the Clubhouse requirement.
- c) Changes to the Secondary Playground Requirement: The amendment proposes a Dog Park in lieu of the Secondary Playground or "Tot Lot" requirement.
- d) Changes to the Pocket Park Requirement: The proposed amendment requires ten Pocket Parks to be developed, an increase from the six originally required, while leaving the minimum square footage the same (2,000sf).

#### **STAFF COMMENTS**

- 1. Open a public hearing at the March 2, 2015, APC meeting, close the hearing at the March 16, 2015 meeting.
- 2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
- 3. If any APC member has questions prior to the public hearing, then please contact Pam Howard at 317.531.3751 or [poward@westfield.in.gov](mailto:poward@westfield.in.gov).